



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 11, 2014

TO: Hearing Officer, Gina Natoli, MURP, AICP

FROM: Jeantine Nazar 
Zoning Permits East Section

SUBJECT: Project No. R2009-02001- (1)
Conditional Use Permit No. 200900147
HO Meeting: March 18, 2014
Agenda Item: 8

The applicant requests a Conditional Use Permit (CUP) in order to legalize the operation and maintenance of an existing church with 26 parking spaces in the A-1-10,000 (Light Agricultural- 10,000 Square Feet Minimum Lot Size Required) zone. The project is located at 16067 Maplegrove Street within the Puente Zoned District.

Staff received a letter from an adjacent neighbor opposing the project. Please find attached a copy of the letter for your review.

If you need further information, please contact Jeantine Nazar at (213) 974-6435 or jnazar@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MM : JN

March 10, 2014

Ms. Jeantine Nazar
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: Project No. **R2009-0200-(1), CUP 200900147**
Conditional Use Permit
Church at 16067 Maplegrove Street, La Puente

Dear Ms. Nazar:

I live on Maplegrove Street near the subject church and I am writing to oppose the conditional use permit for the subject project for the following reasons:

PEACE AND COMFORT OF RESIDENTS:

The church constantly has loud services and the noise level disturbs me and other neighbors. The noise from singing and preaching is not only loud; it is constant, practically every day. One can hear singing and sermons sometimes early in the morning and at night not just on Saturdays or Sundays.

MENACE TO THE PUBLIC HEALTH:

Sanitation is an issue because often I have found garbage thrown in my yard. This happens after the church services.

INADEQUATE PARKING:

Parking appears to be inadequate at the site because the churchgoers often partially block my driveway.

Further, on trash pickup day, the churchgoers move the trash cans so they can park on the street, however, they never put the trash cans back onto the street.

SITE IS INADEQUATELY SERVED BY STREETS:

Maplegrove is a densely populated residential street and is not adequate for the amount traffic generated by the church, especially considering that they have so many services all during the

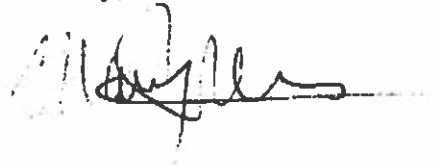
week as well as the weekend and at all hours. The church needs to consider purchasing a larger church. They have so many services because the church is too small for their congregation.

VALUATION OF PROPERTY IS AFFECTED:

I believe that the conditions described above are detrimental to the property values of the houses on Maplegrove street because anyone seeing or knowing about the affects of the church on Maplegrove street, would not want to buy property near the church. Anyone selling their property might foreseeably have to sell at a lower price than if there were no such issues.

For these reasons, I respectfully request that the Los Angeles County of Regional Planning deny the conditional use permit for the subject property.

Sincerely,

A handwritten signature in black ink, appearing to be "M. J. Miller", written over a horizontal line.